

083.0

0007

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
652,100 / 652,100
652,100 / 652,100
652,100 / 652,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCKENNA KIMBERLEY SABBAG	
Owner 2: MCKENNA STEPHANIE	
Owner 3:	

Street 1: 33 PARK AVENUE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: POWERS HEATHER/DANIEL -

Owner 2: -

Street 1: 33 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .071 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

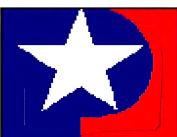
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3102		Sq. Ft.	Site		0	70.	1.65	6									359,143						359,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3102.000	293,000		359,100	652,100		52267
							GIS Ref
							GIS Ref
							Insp Date
							09/14/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	52267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	04:30:43
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,000	0	3,102.	359,100	652,100		Year end	12/23/2021
2021	101	FV	284,400	0	3,102.	359,100	643,500		Year End Roll	12/10/2020
2020	101	FV	284,400	0	3,102.	359,100	643,500	643,500	Year End Roll	12/18/2019
2019	101	FV	227,200	0	3,102.	354,000	581,200	581,200	Year End Roll	1/3/2019
2018	101	FV	216,000	0	3,102.	271,900	487,900	487,900	Year End Roll	12/20/2017
2017	101	FV	216,000	0	3,102.	256,500	472,500	472,500	Year End Roll	1/3/2017
2016	101	FV	216,000	0	3,102.	236,000	452,000	452,000	Year End	1/4/2016
2015	101	FV	204,000	0	3,102.	220,600	424,600	424,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS HEATHER/	59680-529		8/3/2012		440,000	No	No		
KAUFMANN LIEFF	46667-368		12/15/2005		370,000	No	No		
HALL ANNA A & A	42407-541		4/5/2004		405,000	No	No	N	
	9284-312		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	16668	Manual	5,939	C				
11/30/2010	2345	Porch	6,000				OFP TO EFP	
10/13/2010	2125	Manual	1,600				INSTALL LVL BEAM I	
8/15/1995	476	Manual	5,300				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
12/6/2008	Missed Appt.	345	PATRIOT
12/6/2008	Measured	345	PATRIOT
3/27/2006	MLS	MM	Mary M
8/5/2004	MLS	MM	Mary M
11/9/2000	Hearing N/C		
2/28/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																										
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
				A Kits:	Rating:	Other																										
				Fpl: 1 Rating: Average	Upper																											
				WSFlue:	Rating:	Lvl 2																										
						Lvl 1																										
						Lower																										
GENERAL INFORMATION				CONDOS INFORMATION																												
Grade: C - Average	Year Blt: 1914	Eff Yr Blt:		Location:		Total Units:		REMODELING				RES BREAKDOWN																				
Alt LUC:		Alt %:		Floor:				Exterior:	No Unit	RMS	BRS	FL																				
Jurisdct: G12		Fact: .		% Own:				Interior:	1	7	4	M																				
Const Mod:				Name:				Additions:																								
Lump Sum Adj:								Kitchen:																								
INTERIOR INFORMATION								Baths:																								
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%					Plumbing:																								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%					Electric:																								
Bsmnt Flr: 12 - Concrete	Subfloor:					Total: 31	%	Heating:																								
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S					General:	Totals	1	7	4																				
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100																													
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled																													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
									Basic \$ / SQ: 135.00	Size Adj.: 1.29338229	Const Adj.: 1.00989902	Adj \$ / SQ: 176.335	Other Features: 81573	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
									LUC Factor: 1.00	Adj Total: 424671	Depreciation: 131648	Depreciated Total: 293023	WtAv\$/SQ: 135.00	AvRate: 176.335	Ind.Val: 109.82	Final Total: 293000	Juris. Factor: 1.00	Before Depr: 176.34	Special Features: 0	Val/Su Net: 109.82	Net Sketched Area: 2,668	Total: 343,097										
																	Size Ad	1632	Gross Area	2668	FinArea	1632										
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0007-0001.0												IMAGE																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
More: N	Total Yard Items:													Total Special Features:																		